

Thorp Street Portfolio

BINGHAMTON, NY



OFFERING MEMORANDUM

KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

PRESENTED BY:

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

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THORP STREET PORTFOLIO

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

Offered for sale is 3 parcels. 30, 72 and 48 Thorp St Binghamton. This includes a 4,200 SF warehouse, a parking lot and a 1,896 SF single family home on a corner location.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	0.41 Acres
Building Size:	6,096 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	872	3,247	9,795
Total Population	1,910	6,838	18,882
Average HH Income	\$43,893	\$40,770	\$49,394



Property Description

PROPERTY DESCRIPTION

Offered for sale is 3 parcels. 30, 72 and 48 Thorp St Binghamton. This includes a 4,200 SF warehouse, a parking lot and a 1,896 SF single family home on a corner location.

LOCATION DESCRIPTION

Package deal of 3 Parcels all located on Thorp Street in Binghamton



Property Details

Sale Price

\$800,000**LOCATION INFORMATION**

Building Name	Thorp Street Portfolio
Street Address	30, 72 & 48 Thorp St
City, State, Zip	Binghamton, NY 13901
County	Broome

BUILDING INFORMATION

Building Size	6,096 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1960

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Other
Zoning	Residential multi-unit dwelling
Lot Size	0.41 Acres

PARKING & TRANSPORTATION**UTILITIES & AMENITIES**

THORP STREET PORTFOLIO

LOCATION INFORMATION

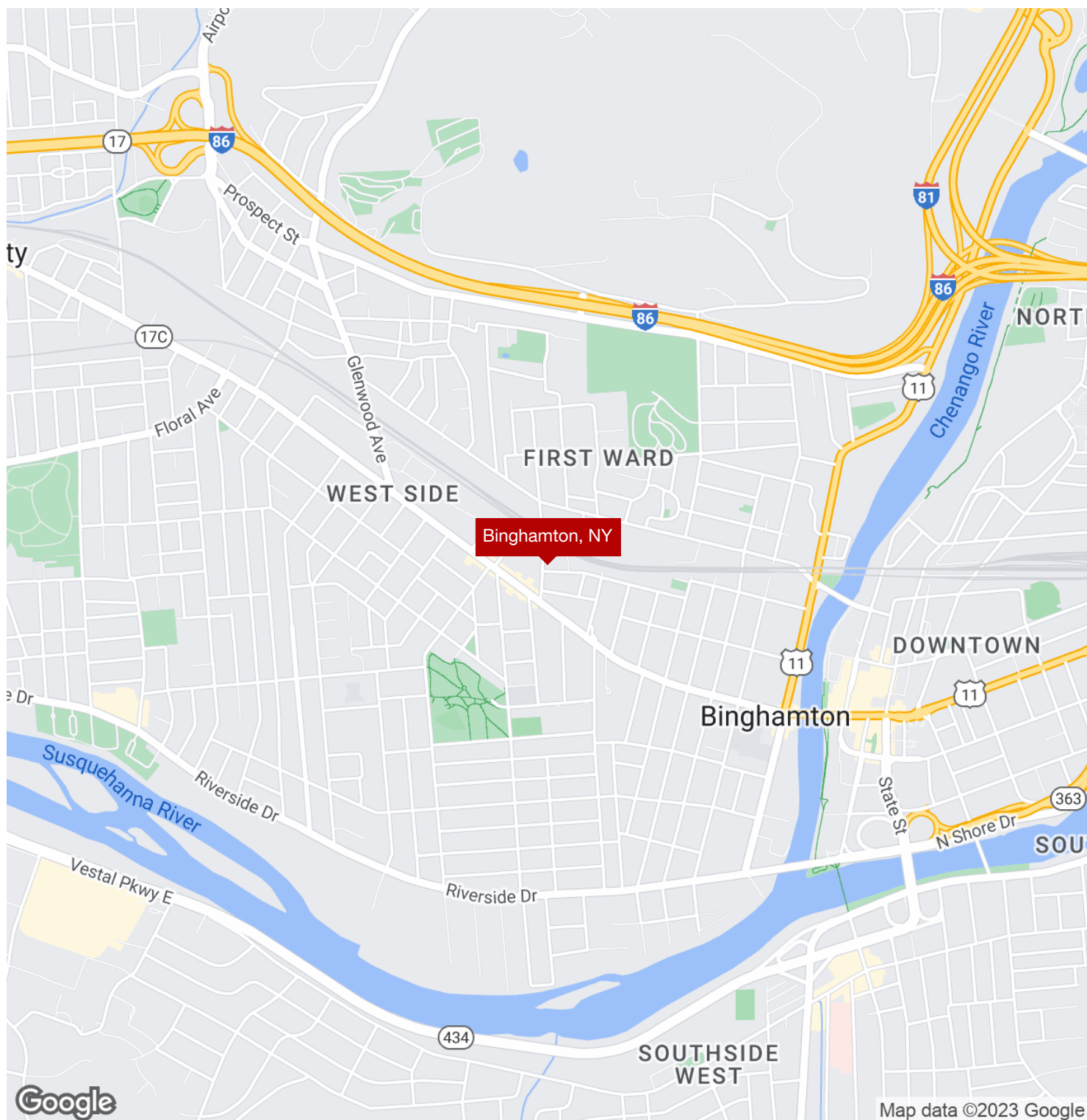
2

REGIONAL MAP

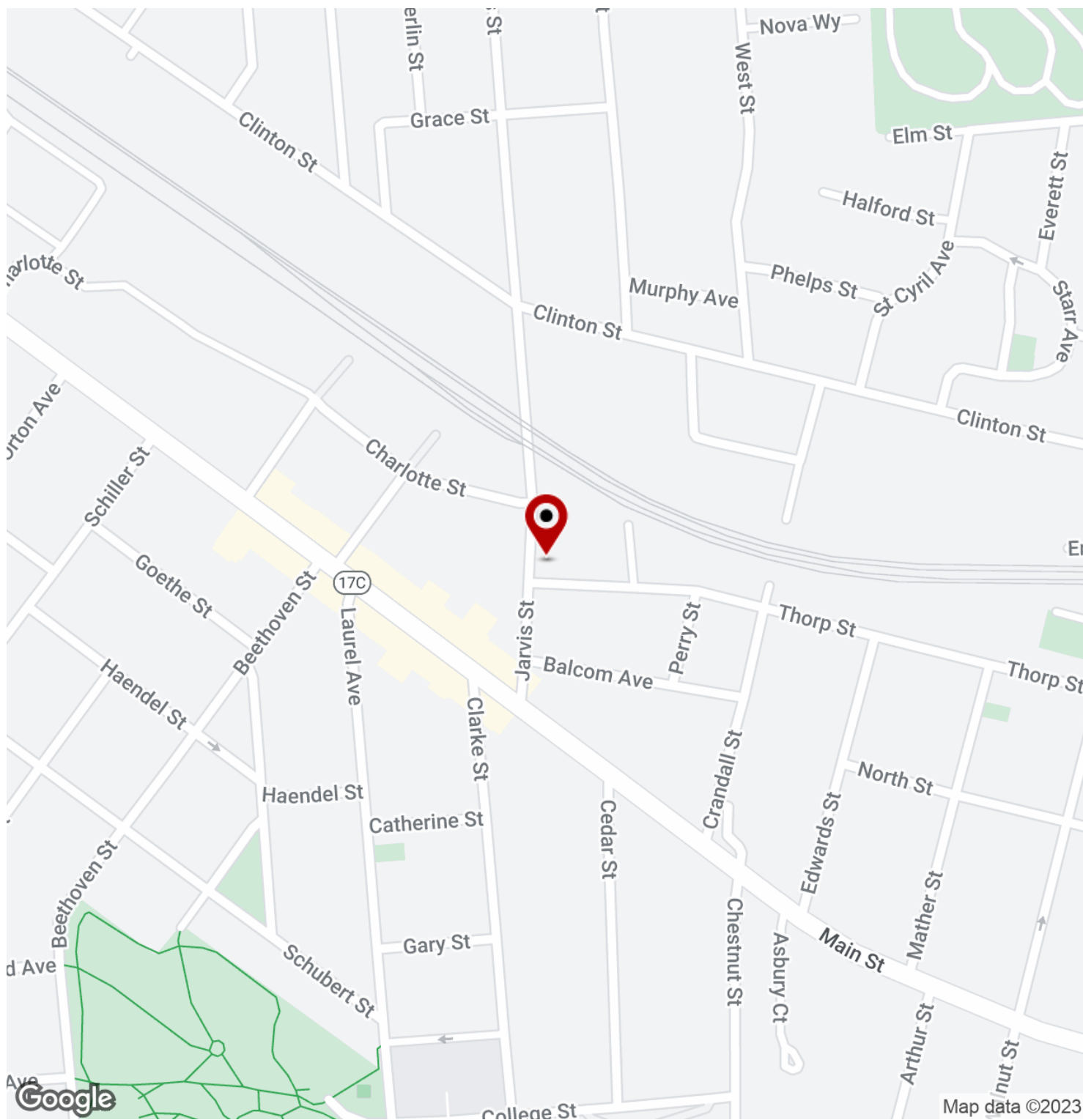
LOCATION MAP

AERIAL MAP

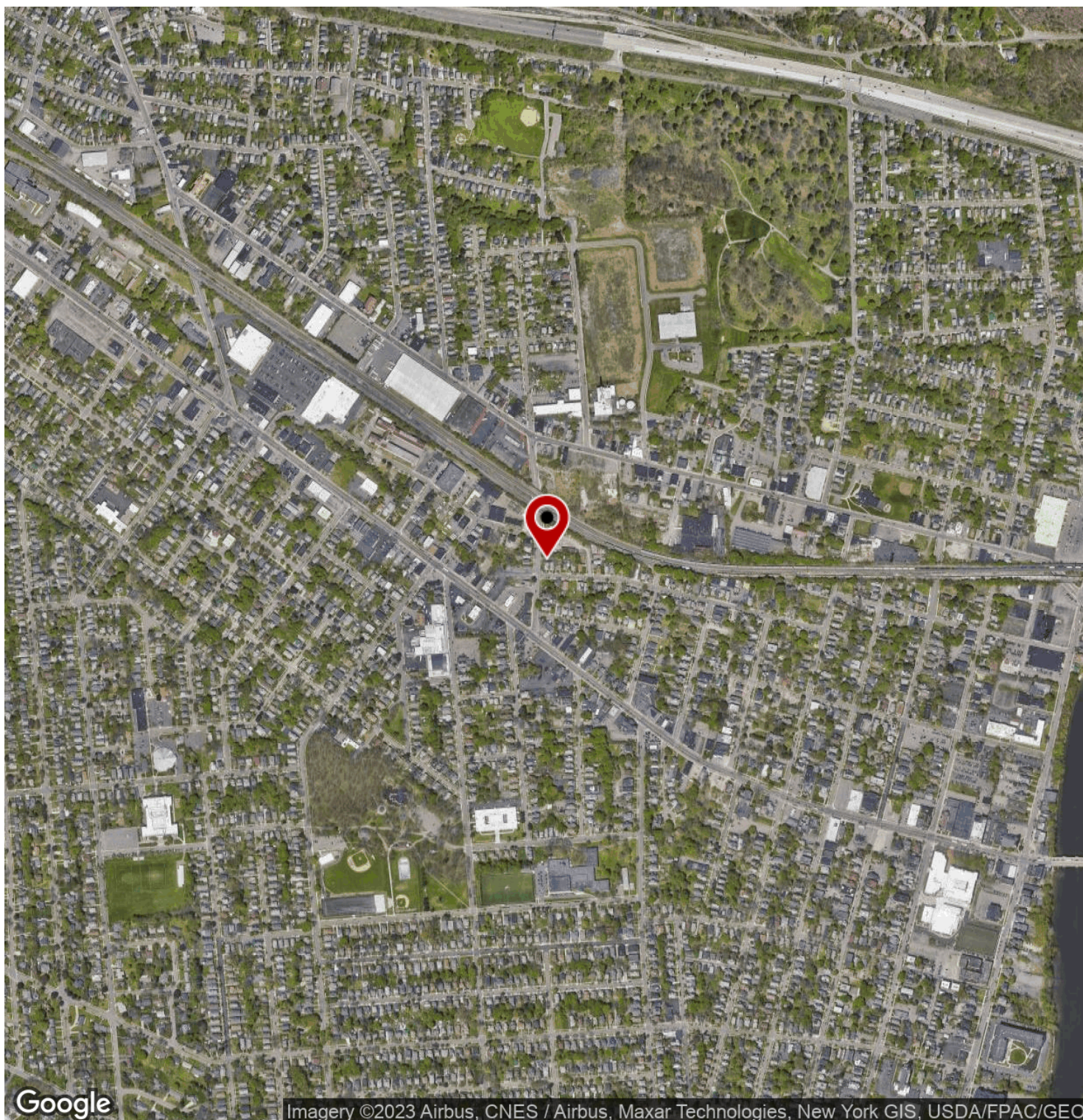
Regional Map



Location Map



Aerial Map



THORP STREET PORTFOLIO

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

Price	\$800,000
Price per SF	\$131

OPERATING DATA

FINANCING DATA



Income & Expenses

INCOME SUMMARY

NET INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----



Tenant Profiles

Please Upload
Tenant Logo/Photo

TENANT OVERVIEW

Company:	-
Founded:	-
Locations:	-
Total Revenue:	-
Net Income:	-
Net Worth:	-
Lease Rate:	-
Headquarters:	-
Website:	-

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

CUSTOM TEXT

Add text here...



THORP STREET PORTFOLIO

SALE COMPARABLES

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SALE COMPS

SALE COMPS MAP & SUMMARY

Sale Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



THORP STREET PORTFOLIO

LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

Lease Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



Lease Comps Map & Summary



It turns out, you don't have any Comps Selected!

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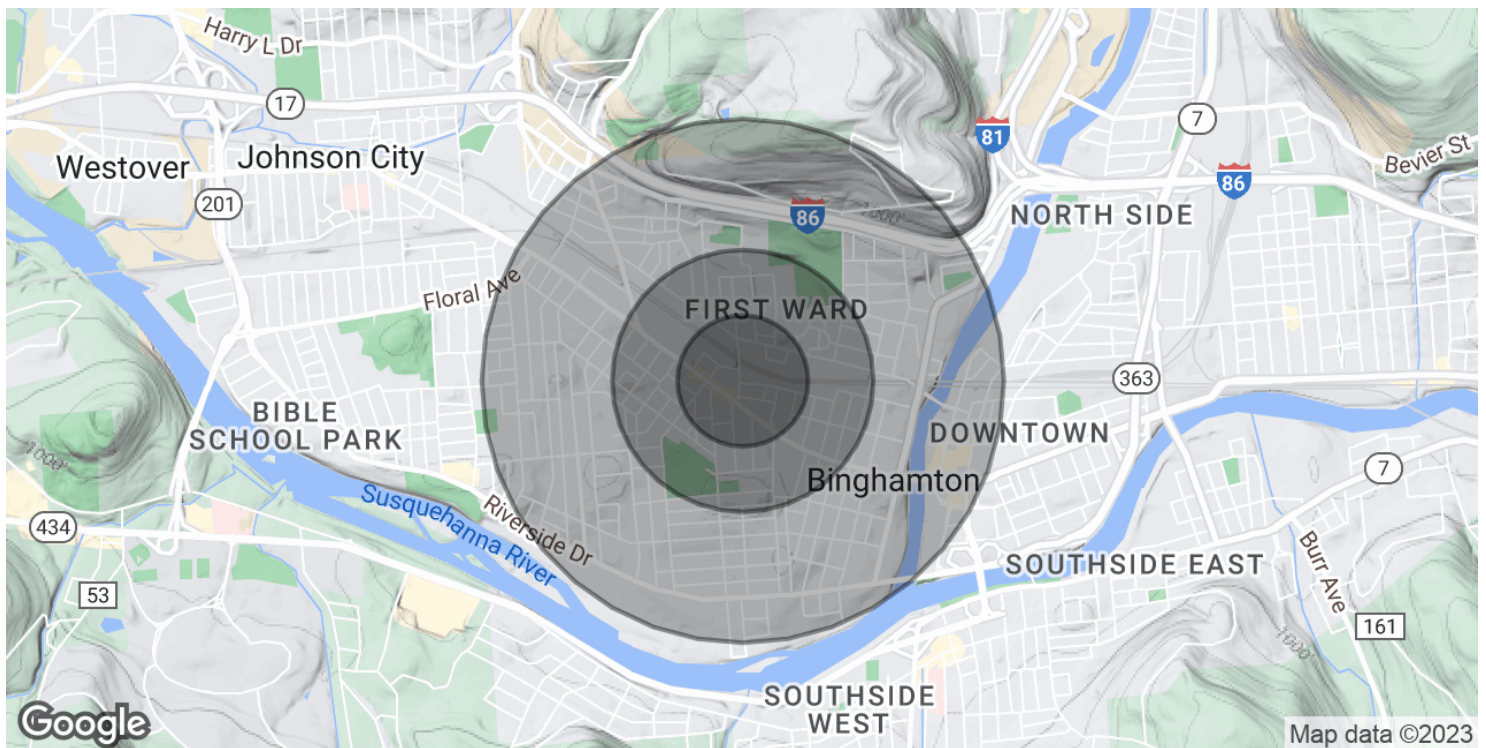
THORP STREET PORTFOLIO

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,910	6,838	18,882
Average Age	25.4	27.9	35.9
Average Age (Male)	25.2	27.2	33.9
Average Age (Female)	27.8	30.6	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	872	3,247	9,795
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$43,893	\$40,770	\$49,394
Average House Value	\$37,595	\$51,221	\$76,794

* Demographic data derived from 2020 ACS - US Census



THORP STREET PORTFOLIO

ADDITIONAL INFORMATION

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SITE PLANS

Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

